



EXECUTIVE SUMMARY

RECONCILIATION OF THE MAJOR THOROUGHFARE PLANS FOR THE JURISDICTIONS OF MURFREESBORO AND RUTHERFORD COUNTY, TENNESSEE

In 2004, Major Thoroughfare Plans for the City of Murfreesboro and for Rutherford County were completed and approved by the two planning commissions. These plans document planned future roadway improvements based on projected area growth and transportation conditions. While portions of these plans overlap (in areas of Rutherford County inside of Murfreesboro's Urban Growth Boundary), the Major Thoroughfare Plans do not currently list the same projects. For consistency, and in order to facilitate the future progression of projects through federal, state, and local planning processes, the two plans should be modified into agreement. The purpose of this effort is to bring the Major Thoroughfare Plans of Murfreesboro and Rutherford County into agreement within overlapping planning areas.

The fact that the plans do not exactly mirror each other for every project is not particularly problematic from a technical standpoint. Generally, there is no single "right answer" in transportation planning. Rather, these plans have simply proposed different solutions for future transportation needs based on each jurisdiction's understanding of those needs and their perceived current or future benefits. In order to reach consensus, a joint City-County committee has been working over the past six months to understand each others' transportation-related needs and how best to address these with a reconciled set of projects. The committee members are as follows:

City of Murfreesboro

Doug Young, City Council
Joseph Aydelott, Planning Director
Dana Richardson, Traffic Director
Gary Middleton, Planning Commission
Bob Murfree, Planning Commission
Chris Griffith, City Engineer

Rutherford County

Ralph Fullerton, Planning Commission
Will Jordan, Board of Commissioners
Rhonda Allen, Planning Commission
John Davis, Planning Director
Doug Demosi, Planning Department
Todd Sullivan, County Engineering

Through a series of monthly meetings, this committee worked to reconcile ten (10) projects summarized by the list on the following page.

Roadway / Project	From	To	Project Number		Improvement		Proposed Change
			City Thoroughfare Plan	County Thoroughfare Plan	City Thoroughfare Plan	County Thoroughfare Plan	
1. Elam Road/Elam Mill Road	Rucker Road	Joe B. Jackson Pkwy	Unk	S 53	Widen to 3 lanes	Safety improvements	Modify County plan to reflect widening to 3 lanes.
2. Joe B. Jackson Pkwy	Manchester Pike	Woodbury Pike	LTI # 3	LTI # 3	Widen to 5 lanes	Construct to 5 lanes	Modify both plans to construct 5 lanes on compromise alignment.
3. Extension of Dejarnette Road	Lascassas Pike	Guy James Road	LTI # 10	N/A	Construct to 3 lanes	Not in plan	Determined to be unwarranted. Remove from City plan.
4. New Route	Halls Hill Pike	Compton Road	LTI #8	N/A	Construct to 3 lanes	Not in plan	Determined to be unwarranted. Remove from City plan.
5. E. Compton Road	State Route 96	Halls Hill Pike	N/A	LTI # 8	Not in plan	Widen to 3 lanes	Determined to be unwarranted. Remove from County plan.
6. Extension of Compton Road	Shady Lane	Guy James Road	LTI #11	N/A	Construct to 3 lanes	Not in plan	Determined to be unwarranted. Remove from City plan.
7. Extension of Cherry Lane	NW Broad Street	Memorial Blvd.	MTI #2 MTI #3	N/A	Construct to 5 lanes	Not in plan	Add project to County plan.
8. Florence Road	Sulphur Springs Road	Manson Pike	STI #15	N/A	Widen to 3 lanes	Not in plan	Add project to County plan.
9. Manson Pike	Sugartree Drive	I-24	STI #3	N/A	Widen to 5 lanes	Not in plan	Add project to County plan.
10. Extension of Sulphur Spgs Rd	Alford Road	Leanna Road	N/A	STI # 13	Not in plan	Construct to 3 lanes	Add project to City plan.

These proposed changes will only become effective with adoption of the revised Major Thoroughfare Plans by the Planning Commissions of both jurisdictions, the City Council, and the County Commission. Anticipated milestone dates in this process are as follows:

October 23, 2006: Public Information Meeting

November 20, 2006: City\County Planning Commission work session

January 4, 2007 (tentative): Rutherford County Future Development Committee

January 8, 2007 (tentative): Rutherford County Planning Commission

January 10, 2007 (tentative): City of Murfreesboro Planning Commission

January 18, 2007 (tentative): Murfreesboro City Council

February 15, 2007 (tentative): Rutherford County Commission

CITY OF MURFREESBORO AND RUTHERFORD COUNTY
COMMENT SHEET

Project: Reconciliation of Major Thoroughfare Plans

Please Print

Name: _____ Phone: _____

Address: _____ City: _____

Zip: _____ E-mail: _____

Which describes your primary interest in the project?

Concerned citizen _____ Affected resident _____ Affected landowner _____

Affected business _____ Name of business _____

Which planned project(s) most interest you? (please circle)

1. Elam Road/Elam Mill Road widening
2. Joe B. Jackson Pkwy extension
3. Dejarnette Road extension
4. New Route from Halls Hill Pike to Compton Road
5. E. Compton Road widening
6. Compton Road extension
7. Cherry Lane extension and interchange
8. Florence Road widening
9. Manson Pike widening
10. Sulphur Springs Road extension

Do you have issues and/or concerns about the Thoroughfare Plan revisions as proposed? If so, please explain.

(please use back for additional comments if needed)

Murfreesboro / Rutherford County Major Thoroughfare Plan Proposed Revisions

Legend

- Previously adopted County plan
- Previously adopted City plan
- Proposed new alignment
- Urban Growth Boundary
- Murfreesboro City Limits

The purpose of the projects in Plan Area 3 is to promote mobility in this part of Rutherford County. The extension of Joe B. Jackson Parkway will additionally provide regional transportation improvement as well as economic development within Rutherford County.

Both of the original Thoroughfare Plans acknowledged the need for the continuance of this roadway around the southeast portion of the county. Both also approved the route north to a point just south of John Bragg Highway. However, two different alignments were approved for the same roadway project.

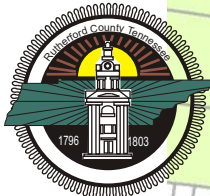
The joint City/County Thoroughfare Committee has analyzed approximately 6 different alignments to determine the optimal alignment having the least negative impact. Specific criteria used in the selection included:

- Number of affected parcels
- Number of displacements
- Construction costs
- Proximity to planned utilities
- Quality and number of adjacent lots
- Proximity to the Urban Growth Boundary
- Resulting access features
- Prior Commission approval

Discussions and analyses have yielded the selection of the preferred alternative route as shown in green.





The proposed change is to modify the County plan to reflect the widening of Elam Mill Road and to modify both City and County plans to reflect the selection of the preferred alignment for Joe B. Jackson Parkway.

	Roadway / Project	From	To	Project Number		Improvement		Proposed Change
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1	Elam Road/Elam Mill Road	Rucker Road	Joe B. Jackson Pkwy	Unk	S 53	Widen to 3 lanes	Safety improvements	Modify County plan to reflect widening to 3 lanes.
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	Roadway / Project	From	To	Project Number		Improvement		Proposed Change
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3	Extension of DeJarnette Road	Lascassas Pike	Guy James Road	LTI # 10	N/A	Construct to 3 lanes	Not in plan	Determined to be unwarranted. Remove from City plan.
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6	Extension of Compton Road	Shady Lane	Guy James Road	LTI #11	N/A	Construct to 3 lanes	Not in plan	Determined to be unwarranted. Remove from City plan.

The purpose of the projects in Plan Area 2 was originally to promote mobility in this part of Rutherford County. While these project accomplish this, other effects of road construction or improvement have been determined to outweigh any mobility benefits.




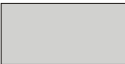
After reviewing the traffic, growth assumptions, land uses, and other aspects of the original Major Thoroughfare Plans, none of these four projects were found to be warranted at this time. As the growth patterns of this area become more apparent, these projects should be revisited to determine need.

The proposed change is to remove all four of these projects from both Major Thoroughfare Plans.



Murfreesboro / Rutherford County Major Thoroughfare Plan Proposed Revisions

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	Roadway / Project	From	To	Project Number		Improvement		Proposed Change
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7	Extension of Cherry Lane	NW Broad Street	Memorial Blvd.	MTI #2 MTI #3	N/A	Construct to 5 lanes	Not in plan	Add project to County plan.
8	Florence Road	Sulphur Springs Road	Manson Pike	STI #15	N/A	Widen to 3 lanes	Not in plan	Add project to County plan.
9	Manson Pike	Sugartree Drive	I-24	STI #3	N/A	Widen to 5 lanes	Not in plan	Add project to County plan.
10	Extension of Sulphur Spgs Rd	Alford Road	Leanna Road	N/A	STI # 13	Not in plan	Construct to 3 lanes	Add project to City plan.

The purpose of projects 8 and 9 is to increase capacity on two existing roadways. Projects 7 and 10 are proposed to increase mobility in this portion of Rutherford County and relieve congestion for SR 840 and I-24 bound traffic.

In particular, the Cherry Street extension, originally proposed in the City Thoroughfare Plan, will provide additional access to SR 840 via a new interchange. The roadway extension will also provide an alternative access point to Broad Street for traffic from growing residential areas in north Murfreesboro. This alignment has been selected based on an analysis of traffic growth, costs of construction, and the impact to area property owners. The proposal attempts to minimize all negative impacts of construction while providing for the transportation needs of this part of the community.

